

013.0

0011

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
APPRAISED: 1,021,700 / 1,021,700
USE VALUE: 1,021,700 / 1,021,700
ASSESSED: 1,021,700 / 1,021,700
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25-27		PARKER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PASCIUTO NICOLA & JOYCE G/TRS	
Owner 2: JANN 25-27 PARKER ST RLTY TRUS	
Owner 3:	

Street 1: 48 HIGH STREET
Street 2:

Twn/City: DANVERS
St/Prov: MA Cntry: Own Occ: Y
Postal: 01923 Type:

PREVIOUS OWNER
Owner 1: PASCIUTO NICOLA/JOYCE -
Owner 2: -
Street 1: 48 HIGH STREET
Twn/City: DANVERS
St/Prov: MA Cntry: Own Occ: Y
Postal: 01923 Type:

NARRATIVE DESCRIPTION
This parcel contains .132 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Asbestos Exterior and 2831 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D		Topo					
s		Street					
t		Gas:					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5753	Sq. Ft.	Site		0	80.	1.03	1										474,070						474,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5753.000	547,600		474,100	1,021,700		10963
							GIS Ref
							GIS Ref
							Insp Date
							02/21/18

PREVIOUS ASSESSMENT **Parcel ID** 013.0-0011-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	547,600	0	5,753.	474,100	1,021,700		Year end	12/23/2021
2021	104	FV	522,600	0	5,753.	474,100	996,700		Year End Roll	12/10/2020
2020	104	FV	523,000	0	5,753.	474,100	997,100	997,100	Year End Roll	12/18/2019
2019	104	FV	387,700	0	5,753.	503,700	891,400	891,400	Year End Roll	1/3/2019
2018	104	FV	387,700	0	5,753.	367,400	755,100	755,100	Year End Roll	12/20/2017
2017	104	FV	363,400	0	5,753.	320,000	683,400	683,400	Year End Roll	1/3/2017
2016	104	FV	363,400	0	5,753.	272,600	636,000	636,000	Year End	1/4/2016
2015	104	FV	323,600	0	5,753.	266,700	590,300	590,300	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PASCIUTO NICOLA	1400-144		6/15/2011	Convenience	99	No	No		
PACIUTO NICOLA	1373-122		8/25/2009	Family	1	No	No		
	891-178		1/1/1901	Family		No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
2/21/2018		TTL REFUSAL							BS			Barbara S											
5/6/2009		Measured							372			PATRIOT											
9/29/1999		Mailer Sent																					
9/29/1999		Measured							163			PATRIOT											
8/24/1993									KT														

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden	2	Rating: Average		A Bath:	Rating:													
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:													
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:													
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:													
Frame: 1 - Wood				A HBth:	Rating:													
Prime Wall: 5 - Asbestos				OthrFix:	Rating:													
Sec Wall:		%																
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: GREEN																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C - Average				Kits: 2	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 2								
Year Blt: 1930	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl:	Rating:			Other										
Jurisdict:	Fact: .			WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
INTERIOR INFORMATION				CONDOS INFORMATION														
Avg Ht/FL: STD				Location:														
Prim Int Wal: 2 - Plaster				Total Units:														
Sec Int Wall:		%		Floor:														
Partition: T - Typical				% Own:														
Prim Floors: 4 - Carpet				Name:														
Sec Floors: 3 - Hardwood	40%																	
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar: 2																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 5 - Steam																		
# Heat Sys: 2																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wal		% Sprinkled																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 013.0-001-0002.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N		Total Yard Items:				Total Special Features:				Total:								